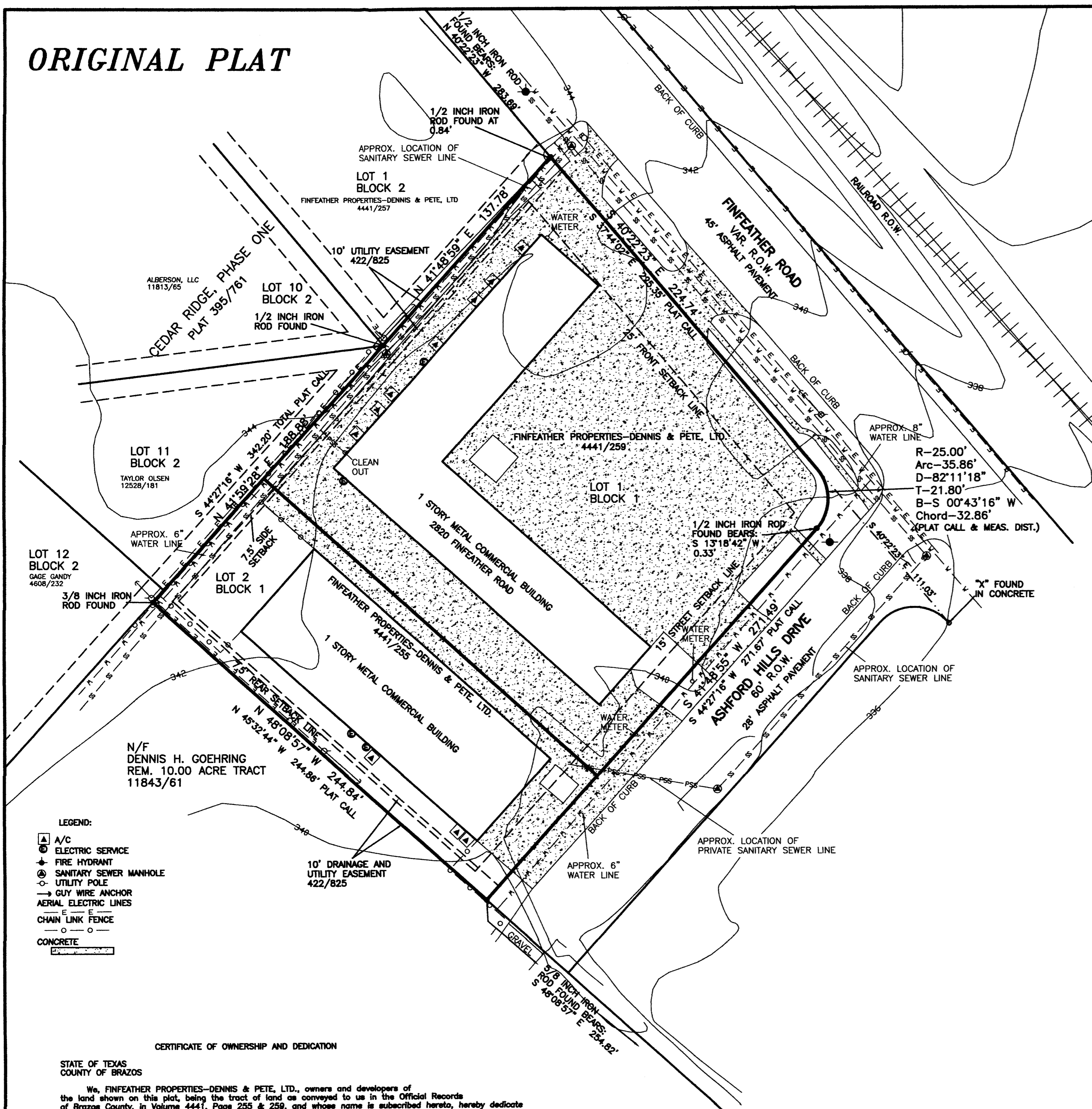


ORIGINAL PLAT



LEGEND:  
A/C  
ELECTRIC SERVICE  
FIRE HYDRANT  
SANITARY SEWER MANHOLE  
UTILITY POLE  
GUY WIRE ANCHOR  
AERIAL ELECTRIC LINES  
CHAIN LINK FENCE  
CONCRETE

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, FINFEATHER PROPERTIES-DENNIS & PETE, LTD., owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 4441, Page 255 & 256, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, ports, water courses, drains, easements and public places shown hereon for the purposes identified.

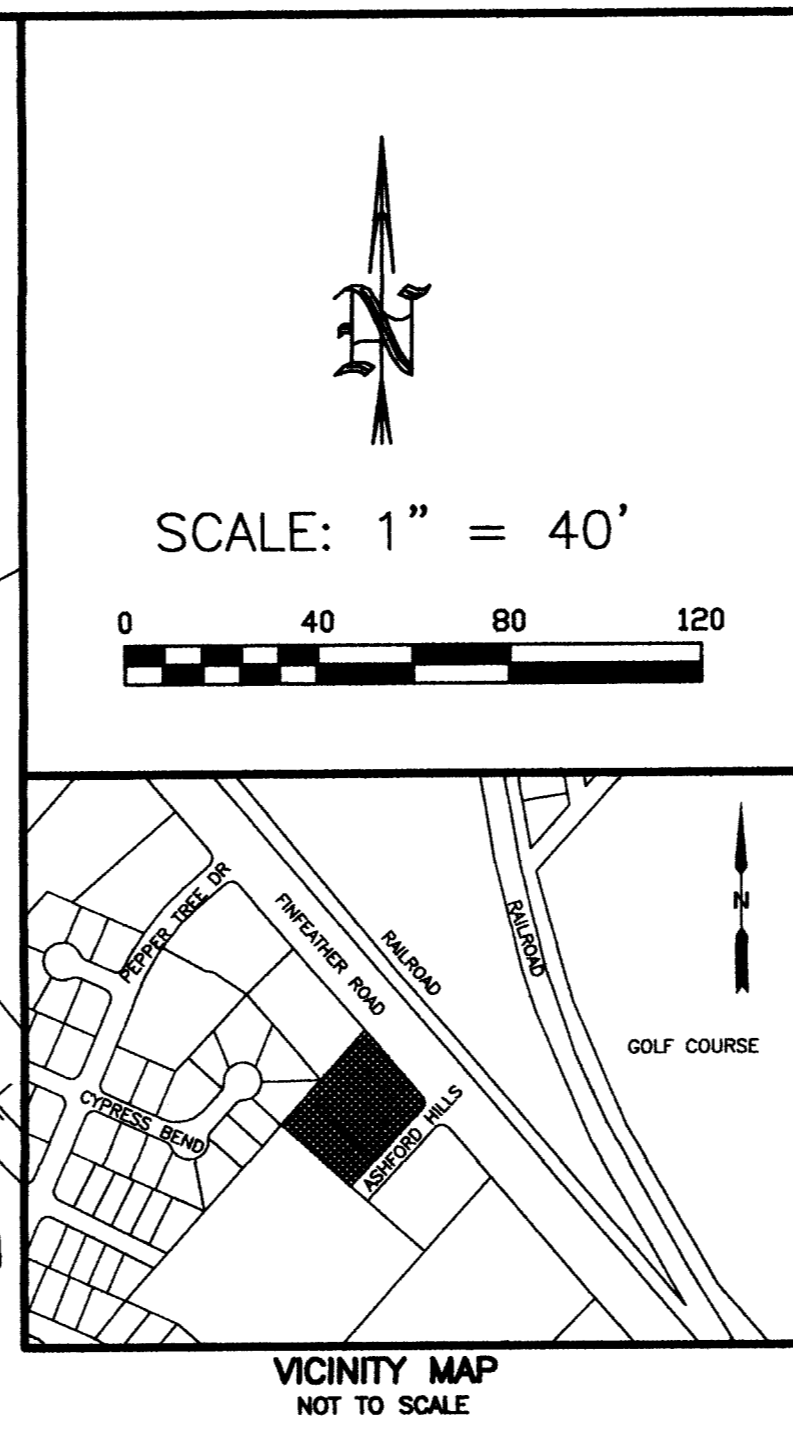
STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.  
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF CITY PLANNER  
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.  
County Clerk  
Brazos County, Texas



GENERAL NOTES  
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.  
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4804(C0215 F, DATED APRIL 2, 2014).  
3. SUBJECT PROPERTY IS CURRENTLY ZONED "C-3" - COMMERCIAL.  
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.  
5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
6. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.  
7. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPS AND VISIBLE INDICATIONS.

METES AND BOUNDS DESCRIPTION  
OF A  
1.737 ACRE TRACT  
ASHFORD HILLS SUBDIVISION  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1 AND 2, BLOCK 1, ASHFORD HILLS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 422, PAGE 825 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF CEDAR RIDGE, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 385, PAGE 761 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 10.00 ACRE TRACT AS DESCRIBED BY A DEED TO DENNIS H. GOEHRING RECORDED IN VOLUME 11843, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS:

THENCE: N 41° 58' 28" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 AND CEDAR RIDGE, PHASE ONE, FOR A DISTANCE OF 188.88 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 41° 48' 59" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND CEDAR RIDGE, PHASE ONE, FOR A DISTANCE OF 137.78 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF FINFEATHER ROAD (VAR. R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FINFEATHER ROAD BEARS: N 49° 22' 23" W FOR A DISTANCE OF 283.69 FEET;

THENCE: S 40° 22' 23" E ALONG THE SOUTHWEST LINE OF FINFEATHER ROAD FOR A DISTANCE OF 224.74 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET, FOR REFERENCE AN "X" FOUND IN CONCRETE ON THE SOUTHWEST LINE OF FINFEATHER ROAD BEARS: S 40° 22' 23" E FOR A DISTANCE OF 111.03 FEET;

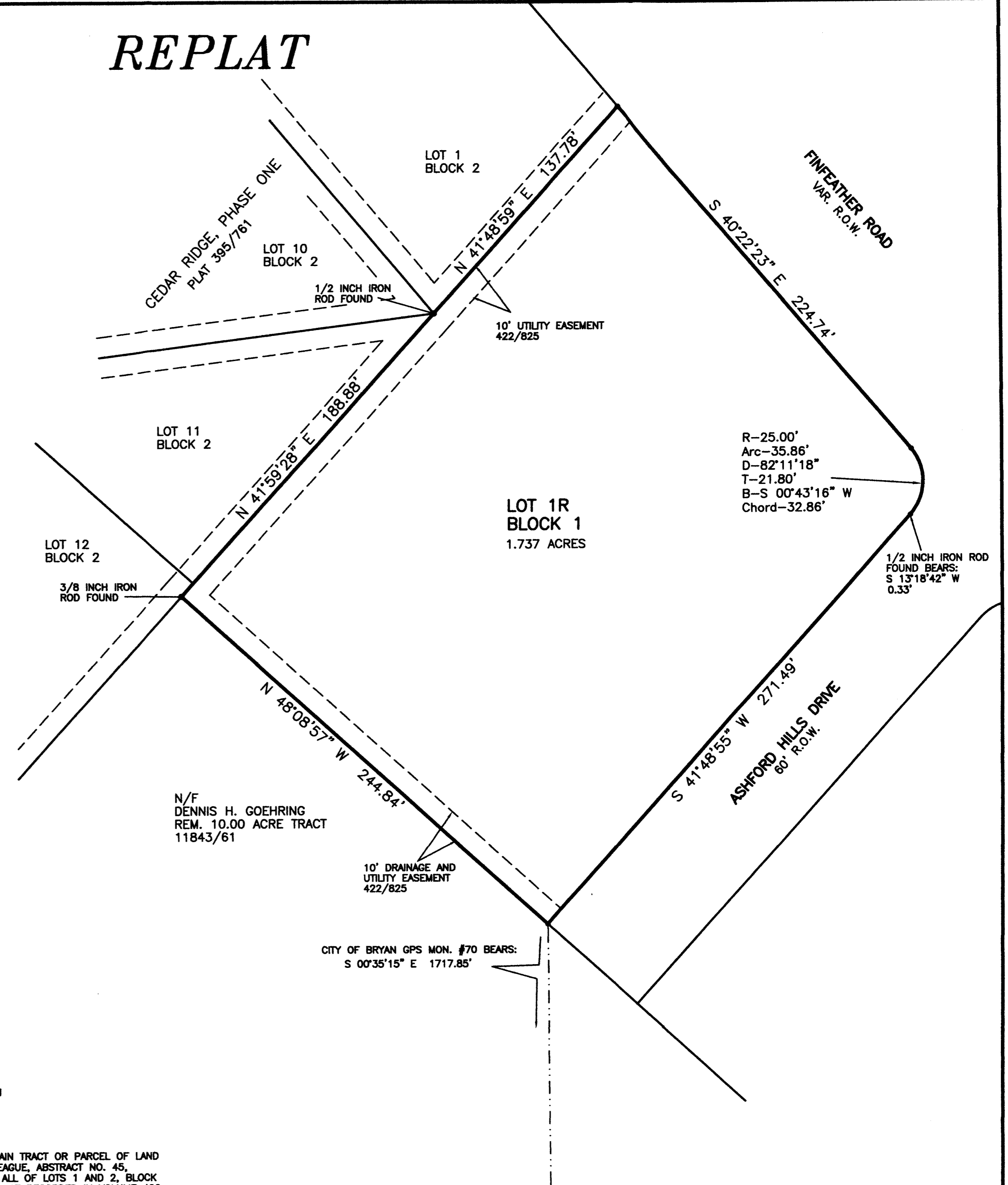
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 11' 18" FOR AN ARC DISTANCE OF 35.86 FEET (CHORD BEARS: S 00° 43' 16" W - 32.86 FEET) TO THE END OF SAID CURVE ON THE NORTHWEST LINE OF ASHFORD HILLS DRIVE (60' R.O.W.), FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 13° 18' 42" W FOR A DISTANCE OF 0.33 FEET;

THENCE: S 41° 48' 55" W ALONG THE NORTHWEST LINE OF ASHFORD HILLS DRIVE FOR A DISTANCE OF 271.49 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF SAID REMAINDER OF 10.00 ACRE TRACT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 48° 08' 57" E FOR A DISTANCE OF 254.82 FEET;

THENCE: N 48° 08' 57" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID REMAINDER OF 10.00 ACRE TRACT FOR A DISTANCE OF 244.84 FEET TO THE POINT OF BEGINNING CONTAINING 1.737 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

REPLAT



N/F DENNIS H. GOEHRING  
REM. 10.00 ACRE TRACT  
11843/61

CITY OF BRYAN GPS MON. #70 BEARS:  
S 00°35'15" E 1717.85'

FINAL PLAT  
OF  
LOT 1R, BLOCK 1  
ASHFORD HILLS SUBDIVISION  
BEING A  
REPLAT  
OF  
LOTS 1 & 2, BLOCK 1  
ASHFORD HILLS SUBDIVISION  
VOLUME 422, PAGE 825  
1.737 ACRES, ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 05-18-15  
PLAT DATE: 06-30-15

JOB NUMBER: 15-403  
CAD NAME: 15-403  
CRS FILE: 15-403

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77801  
PHONE (979) 268-3195

PREPARED FOR: DENNIS GOEHRING  
2808 FINFEATHER ROAD  
BRYAN, TEXAS 77801  
PHONE (979) 846-4461